

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Harbor Bay Community Development District was held on **Thursday, March 24, 2016 at 6:03 p.m.** at the MiraBay Clubhouse, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752.

Present and constituting a quorum were:

Bob Collins	Board Supervisor, Chairman
Bob Cribbs	Board Supervisor, Vice Chairman
Ned Carr	Board Supervisor, Assistant Secretary
Joe McNeil	Board Supervisor, Assistant Secretary
Kathy Dukes	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping, Green & Sams, P.A.
Jamie Scarola	District Engineer, Scarola Associates Eng.
Raul Anaya	Club Director, Rizzetta Amenities
Mindy Anderson	Club Manager
Ashley Atkins	WTS
Mark Pabst	GB Collins

Audience members

**FIRST ORDER OF BUSINESS**

**Call to Order and Pledge of Allegiance**

Mr. Huber called the meeting to order and performed roll call confirming that a quorum was present.

The Pledge of Allegiance was conducted.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

Mr. Lockom commented on the Resolution regarding assessments that was approved by the Board at the last meeting. *(under separate cover)*

Mr. Curley made comment of the tilt of the wall.

Mr. Lampman is very happy that the Tennis Courts have been renovated. He suggested using an online form for reserving courts and stated that residents should be responsible for the

48 maintenance of the courts after they have used them.

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50 Mr. Leventry commented on risk mitigation and an end result.

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52 **THIRD ORDER OF BUSINESS**

**GB Collins Presentation**

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54 Mr. Pabst, GB Collins, stated that he represents the engineering firm that the Board has  
 55 reached out to for the renovation of the swimming pool and amenities area. He explained this  
 56 project is broken into three phases. The first phase, which is completed, is to develop a plan and  
 57 scope of work. The second phase is to submit the engineer's drawings to the County Health  
 58 Department and obtain bids. Once they have been approved the plans will be sent to obtain  
 59 permitting. The third phase is to oversee the construction of the project. They will be looking at the  
 60 structural crack in the pool and how to repair it. This may take around 10 weeks to complete.  
 61 Discussion ensued regarding timing of the renovation.

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On a Motion by Mr. McNeil, seconded by Mr. Carr, with all in favor, the Board approved the procurement and construction administration services for the pool renovation for \$12,500.00 for Harbor Bay Community Development District.

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64 **FOURTH ORDER OF BUSINESS**

**Gary Baines – Resident Request**

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66 Mr. Baines has donated four boats to MiraBay and would like to build the housing for said  
 67 boats at his expense. His request is to have a floating dock be purchased for easier launching access.  
 68 He presented the Board with three proposals, the Board asked questions and a discussion ensued.  
 69 The Board directed staff to continue with the research that Mr. Baines has done to make this request  
 70 come to fruition.

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On a Motion by Mr. Cribbs, seconded by Ms. Dukes with all in favor, the Board authorized staff to move forward with obtaining proposals for the floating dock project for Harbor Bay Community Development District.

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73 **FIFTH ORDER OF BUSINESS**

**Consent Administration Agenda Items/Business**

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- A. Consideration of the Minutes of the Board of Supervisors  
Regular Meetings held on February 17 & 25, 2016 as presented
- B. Consideration of Operation and Maintenance  
Expenditures for February 2016 (\$167,552.98)
- C. Consideration of Operation and Maintenance  
Expenditures for January 2016- Mira Bay Amenity Center  
(\$63,536.54)
- D. Presentation of Seawall Repair Project Requisitions #19-#34

REQUISITION NO.	PAYEE	AMOUNT
Supp 19	Cardno, Inc.	\$2,419.25

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Supp 20	Decks & Docks	\$81,297.65
Supp 21	Hecker Construction Company, Inc.	\$37,100.00
Supp 22	Hecker Construction Company, Inc.	\$96,584.00
Supp 23	Hopping Green & Sams	\$21,501.35
Supp 24	Langan Engineering	\$101,900.00
Supp 25	Cardno, Inc.	\$183.25
Supp 26	Hecker Construction Company, Inc.	\$157,222.00
Supp 27	Hecker Construction Company, Inc.	\$30,326.00
Supp 28	Hopping Green & Sams	\$15,343.58
Supp 29	Langan Engineering	\$65,018.87
Supp 30	Hecker Construction Company, Inc.	\$120,503.00
Supp 31	Hecker Construction Company, Inc.	\$53,837.00
Supp 32	Hopping Green & Sams	\$16,293.47
Supp 33	Langan Engineering	\$104,271.84
Supp 34	Scarola Associates	\$9,024.17

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On a Motion by Mr. Collins, seconded by Mr. Carr, with all in favor, the Board approved items A - D for Harbor Bay Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Consideration of Tennis Court Storage Shed**

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Ms. Dukes explained that Welch provided a proposal for the installation of a storage shed but sought out another proposal for comparison. The Handyman Company's proposal came in at around \$3,000.00 less than Welch; however, Welch is already doing the work on the Tennis Courts and has already gone through the permitting phase. A discussion ensued and the Board approved the Welch proposal at a not to exceed amount of \$28,967.00.

On a Motion by Mr. McNeil, seconded by Ms. Dukes, with all in favor, the Board approved the Welch Proposal for the storage shed at a not to exceed amount of \$28,967.00 for Harbor Bay Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Discussion of the Second Addendum to the Amenities Management Agreement**

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Mr. Huber explained that WTS has been staffing the Amenities Center for Admiral's Pointe. Ms. Anderson explained the budget for Admiral's Pointe. A discussion ensued.

On a Motion by Mr. Collins, seconded by Ms. Dukes, with all in favor, the Board approved the Second Addendum to the Amenities Management Agreement subject to review for Harbor Bay Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Club Director**



141 TENTH ORDER OF BUSINESS

Supervisors Requests

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143 Mr. Curley asked if pool slide could be replaced at the same time as resurfacing.

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145 Mr. Lockom asked about rating of options.

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147 Mr. Leventry inquired about risk mitigation end-to-end solution and the definition of  
148 emergency repair. He also asked that the Board consider changing the methodology  
149 associated with the costs of the master project.

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151 Mr. Fink asked about soil characteristics, 360 feet of emergency area?

On a Motion by Ms. Dukes, seconded by Mr. Collins, with all in favor, the Board approved for Mr. Cribbs to be the CDD Tree Representative for Harbor Bay Community Development District.

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153 THIRTEENTH ORDER OF BUSINESS

Adjournment

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On a Motion by Mr. Cribbs, seconded by Ms. Duke, with all in favor, the Board adjourned the meeting at 10:44 p.m. for Harbor Bay Community Development District.

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Secretary/Assistant Secretary

  
Chairman/ Vice Chairman